

CONSERVATION COMMISSION

REGULAR MEETING DECEMBER 20, 2011

CONFERENCE ROOM L 101

These minutes are not verbatim, but represent a summary of major statements and comments. For minutes verbatim, refer to audiotape on file in the Office of the Town Clerk. Audiotapes are retained for the minimum period required under the retention schedule as provided under Connecticut Law.

Chairman Block called the roll call at 7:08 p.m. and noted Commissioners Clark, Igielski, Shapiro and Zelek were present. Also present were Alternate Paskewich and Chris Greenlaw, Town Engineer.

NOTE: Chairman Block designated that Alternate Paskewich would vote for Commissioner Forte (vacant position).

ITEM III

ACCEPTANCE OF MINUTES

Regular Meeting of October 18, 2011

Commissioner Igielski noted a quorum of Commission members present at the October 18th meeting are not present at tonight's meeting.

Motion made by Commissioner Igielski to carry the minutes of the October 18th meeting, due to the lack of a quorum, over to the January 2012 meeting and was seconded by Commissioner Clark. There was no discussion. Vote was 6 yes, 0 no and the motion was carried.

Regular Meeting of November 15, 2011

Commissioner Igielski noted on Page 1 that a recess was taken between 7:10 p.m. and 7:15 p.m. and should be inserted after the question asked by Recording Secretary Arburr.

Motion made by Commissioner Igielski to accept the minutes as amended and was seconded by Commissioner Zelek. There was no discussion. Vote was 4 yes, 0 no, 2 abstentions (Clark and Paskewich) and the motion was carried.

ITEM IV

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: NONE

ITEM VA

Election of Officers

Office of Chairman

Motion made by Commissioner Igielski to place in nomination the name of Philip Block and was seconded by Commissioner Zelek.

Motion made by Commissioner Igielski to close the nominations and the Secretary cast one vote for Mr. Block. Mr. Block was elected Chairman.

NOTE: Mr. Block assumed the position of the Chair.

Office of Vice-Chairman

Motion made by Commissioner Igielski to place in nomination the name of Jeffry Zelek and was seconded by Alternate Paskewich.

Motion made by Commissioner Igielski to close the nominations and the Secretary cast one vote for Mr. Zelek. Mr. Zelek was elected Vice-Chairman.

Office of Secretary

Motion made by Commissioner Shapiro to place in nomination the name of John Igielski and was seconded by Alternate Paskewich.

Motion made by Commissioner Zelek to close the nominations and the Secretary cast one vote for Mr. Igielski. Mr. Igielski was elected Secretary.

ITEM VB

Meeting schedule for 2012 and January 2013

Motion made by Commissioner Igielski to accept the proposed meeting schedule for 2012 and January 2013 (third Tuesday of the month for the regular meeting and the first Tuesday of the month to cover the possible need to hold a special meeting or workshop) as submitted and was seconded by Commissioner Shapiro. There was no discussion. Vote was 6 yes, 0 no and the motion was carried.

ITEM VC

Application 2011-10, 181 Patricia M. Genova Drive, Request for a Map Amendment

Chairman Block asked the applicant to proceed with the application?

Mr. Raymond Gradwell, PE, Project Engineer, BL Companies and representing the applicant (Hartford Hospital) entered the following remarks into the record:

A. The property contains a total of 45 acres.

B. A soil scientist found in the field a small wetland that is not shown on the Town Map. The 845 square foot wetland was highly disturbed.

C. The wetland was flagged in the field by the soil scientist in September 2011.

Commissioner Igielski noted that per the Regulations, a public hearing is required on this application. Anything discussed at the tonight cannot be carried over to the public hearing next month.

Chairman Block said that he reviewed aerial maps of the property and found that the same soil types to exist throughout the meadow portion of the property. It is possible that an artificial wetland has been created (over time). It may be possible that other wetland (s) may exist on the property. He would want the soil scientist next month to explain the process that was used in determining his/her finding(s) in the field.

Mr. Gradwell said that the soil scientist would at the meeting next month.

Motion made by Commissioner Igielski that per Section 15.7 of the Town of Newington Inland Wetlands and Watercourses Regulations a public hearing be held on Application 2011-10 (Request for a Map Amendment) on January 17, 2012 at 7:00 p.m. in Conference Room L101, Town Hall, Newington CT. Motion seconded by Commissioner Zelek. There was no discussion. Vote was 6 yes, 0 no and the motion was carried.

ITEM VD

Application 2011-11, 181 Patricia M. Genova Drive

Mr. Raymond Gradwell, PE, Project Engineer, BL Companies and representing the applicant (Hartford Hospital) noted that the proposal is to expand the existing parking area on the east and west sides of the main campus building, which provides public access to the building.

Mr. Gradwell noted that he met with Town staff (Mr. Meehan and Mr. Greenlaw) during the development of the plans being presented tonight.

Mr. Gradwell noted that there are 161 existing parking spaces and sidewalks that are in poor shape. The proposal is to add 94 new parking spaces. Surface runoff is currently conveyed into the wetland without any treatment.

Commissioner Zelek asked what is the reason for adding the new parking spaces? Mr. Steven Alexandre, Director of Real Estate for Hartford Hospital, responded that the 125 employees of the Financial Services Division of the Hospital are being relocated to a newly renovated seventh floor of the building under discussion.

Commissioner Zelek asked why is the new parking needed? Mr. Alexandre responded the seventh floor was previously used as a ward for patients. Each room had a maximum of up to four (4) beds. The renovated area would contain a large number of new work stations.

Chairman Block raised a question about the status of the glycol system in the parking lot concrete sidewalks that was installed over 20 years ago? Mr. Gradwell noted that an environmental assessment would be done.

Mr. Gradwell noted that there was an 845 square foot wetland and a total regulated area of 6,500 square feet on the area under discussion.

Mr. Gradwell noted that plan calls for new sections of parking to be added at the easterly and westerly ends of the existing parking lot. Referring to the site plan, he reviewed the location of two (2) proposed under ground storm water detention basin systems. Each system would treat the surface run off (in accordance with Town and State requirements).

Alternate Paskewich asked for an explanation of the treatment of the steep slope area where the easterly parking lot would be extended? Mr. Gradwell responded a retaining wall would be installed and land would be graded to the back of the vicinity of the top of the wall. A swale would pick up the surface and carry it out to the existing field. NOTE: This area lies outside of the wetland and up land review area.

Mr. Gradwell provided an over view of the soil and sediment and erosion control plan (listen to audio tape for details of his remarks).

Chairman Block noted the wetland (under discussion) may be man made due to the concentration of (surface) flows over the years. If the water was spread out, there would be no need for the wetland. He would be looking for an explanation at next month's meeting to justify the existence of the wetland.

Mr. Chris Greenlaw, Town Engineer, suggested that the applicant review the plan for handling surface run off.

Mr. Gradwell noted that currently untreated surface run off flows into the existing on site closed conduit system that discharges into the wetland. Each of the two (2) proposed systems would include catch basins with deep sumps and a hood covering the out let pipe. The closed conduit system would out let through a hydrodynamic separator (before entering into the under ground storm water detention system that would outlet into the wetland). In addition Best Management Practices would be incorporated into the system.

Chairman Block said that he would like to see test holes done on the meadow area to verify that the designated wetland is truly the limit of what exists and is not part of a larger (wetland) area.

Mr. Gradwell said the soil scientist found in the field what he/she determined to be the limits of the wetland area.

Mr. Greenlaw noted that 12 additional borings were done on site in the parking area which showed the existence of fine soils.

Commissioner Clark asked what was the function of the glycol system? Mr. Gradwell responded the function of the system was to keep the concrete sidewalks clean in winter. He would get information on what was done to purge the system.

Chairman Block suggested that borings be done (in the areas of the sidewalks) to see if there was any leakage into the ground.

Mr. Gradwell said it was his opinion that the proposed activities did not represent a significant impact to the regulated areas.

Commissioner Zelek said that he had an issue with the additional (new) parking. He asked if the applicant had looked at any other locations on the site? Mr. Gradwell responded yes. There was no other available area.

Commissioner Igielski asked if the glycol piping would be removed? Mr. Gradwell responded yes.

Mr. Greenlaw in summary noted there would be two (2) new drainage systems; one would outlet into the wetland and the other one, which lies outside of the regulated area would outlet into the meadow area,

Motion made by Alternate Paskewich to carry the item over to the January 2012 meeting and was seconded by Commissioner Zelek. There was no discussion. Vote was 6 yes, 0 no and the motion was carried.

ITEM VI A

Chairman Block-New Initiative (Evasive Plants)

Chairman Block advised the new Commission members that the initiative was presented by him at the November meeting. He raised the question as to the extent of these types of plants in Town. The goal of the initiative would be to secure information on the level (presence) of evasive plants in Town. He noted that the data could be collected as part of a project conducted by Boy Scouts. Town properties would be done first and then possibly the rest of the Town to see what is out there.

Alternate Paskewich noted that the New Haven Agricultural Station and DEEP as possible resources. He noted that the Commission could get things going by serving as a sponsor.

There was a general discussion among Commission members on possible locations for study (listen to audio tape for details of the discussion).

Chairman Block suggested that boy scouts could be used to get things going. He suggested that Commission members give the matter some thought on how to move things forward. The matter would be brought up for further discussion at next month's meeting.

Motion made by Commissioner Clark to carry the item over to the January 2012 meeting and was seconded by Alternate Paskewich. There was no discussion. Vote was 6 yes, 0 no and the motion was carried.

ITEM VII

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: NONE

ITEM VIII

COMMUNICATIONS AND REPORTS

Mr. Greenlaw noted that the MDC is in the process of implementing a multi-billion upgrade of water and sewer facilities within the region. The Agency has approached the Town with a plan for projects being proposed for Newington. The vast majority of the work being proposed would be maintenance in nature. On the surface the works seems to be benign in nature (pipe lining and manhole maintenance). However, in a number of cases, vehicular equipment would have to cross a regulated area (wetland, watercourse or upland review area) to reach manholes, where the work would be done. We should have a plan on how to permit the work.

Motion made by Commissioner Igielski to adjourn meeting at 8:50 p.m. and was seconded by Alternate Paskewich. There was no discussion. Vote was 6 yes, 0 no and motion was carried.

Peter M. Arburr, Recording Secretary

Commission Members

Tayna Lane, Town Clerk

Town Manager John Salamone

Edmund Meehan, Town Planner

Councilor Myra Cohen

Chairperson, Town Plan and Zoning

Peter Borman, Esquire, Town Attorney

Chris Greenlaw, Town Engineer

Lucy Robbins Wells Library (2)